



Zaza Johnson & Bath
Estate Agents

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Leeway, Pool Farm Lane, Hadnall, Shrewsbury, Shropshire, SY4 4NG

Offers in the Region Of £475,000

Occupying a private and peaceful position in the sought-after village of Hadnall, this recently renovated and modernised 3-bedroom detached bungalow offers spacious, versatile accommodation. The property features a modern kitchen, bright living/dining room, 3 generous bedrooms, 2 en-suite shower rooms and a bathroom, lovely private gardens, driveway and garage. A superb opportunity for those seeking single-storey living in excellent condition, with easy access to Shrewsbury and surrounding countryside.

NO UPWARD CHAIN.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed composite entrance door.

Entrance Hall 12' 7" x 6' 4" (3.83m x 1.93m)

Carpet, radiator, built in cupboard housing hot water cylinder.

Kitchen 11' 4" x 11' 11" (3.45m x 3.63m)

Canyon Oak Light Quick-Step luxury vinyl flooring, radiator, double-glazed window to the front, double-glazed door to the side. Fitted with a good range of grey units with laminate work tops, 1 1/2 composite sink unit, integrated Bosch appliances including 4-ring induction hob with filter hood above, microwave and electric oven, fridge, freezer, dishwasher and washer/dryer. Central island unit incorporating a breakfast bar and storage beneath.

Living/Dining Room 16' 10" x 19' 2" (5.13m x 5.84m)

Carpet, 3 double glazed windows overlook the garden and to the side, 2 radiators, exposed brick fireplace with wooden mantle and coal effect gas fire inset, double doors open into Conservatory.

Conservatory 12' 6" x 8' 7" (3.81m x 2.61m)

Double-glazed construction with polycarbonate roof, French doors lead onto rear garden, tiled flooring.

Bedroom 1 12' 8" x 14' 4" (3.86m x 4.37m)

Carpet, 2 radiators, double-glazed window and French doors opening onto rear garden, 2 built-in double wardrobes.

En-Suite Shower Room 6' 2" x 6' 10" (1.88m x 2.08m)

Fitted with 3-piece suite including large shower cubicle with electric shower unit, wash basin set to vanity unit with storage below, WC, Soft Blush Quick-Step luxury vinyl flooring, chrome towel radiator, extractor, double-glazed window to the side.

Bedroom 2 10' 7" x 10' 0" (3.22m x 3.05m)

Carpet, radiator, double-glazed window to the front, built-in double wardrobe.

En-Suite Shower Room 6' 11" x 5' 0" (2.11m x 1.52m)

Canyon Oak Light Quick-Step luxury vinyl flooring, double-glazed window to the front. Fitted with 3-piece suite including wash basin, WC, fully tiled shower cubicle with electric shower unit, radiator and extractor fan.

Bedroom 3 12' 9" x 8' 3" (3.88m x 2.51m)

Carpet, radiator, double-glazed window overlooking rear garden, built-in double wardrobe

Main Bathroom 7' 0" x 8' 2" (2.13m x 2.49m)

Fitted with 3-piece suite including WC, wash basin, bath with tiled surround, extractor fan, radiator, double-glazed window to the front and Soft Blush Quick-Step luxury vinyl flooring.

Garage 17' 0" x 9' 10" (5.18m x 2.99m)

With up and over door, personal door to the side, storage shelving, gas central heating boiler, electricity consumer fuse box and mains water stop-cock.

Rear Garden

A lovely, private rear garden with large area of lawn and enclosed by a mixture of fencing and hedging. Approached across a paved patio, with a pathway leading to the rear of the garden and a Summer House. To the side is a further lawn greenhouse. There is gated access to both sides leading to the front of the property.

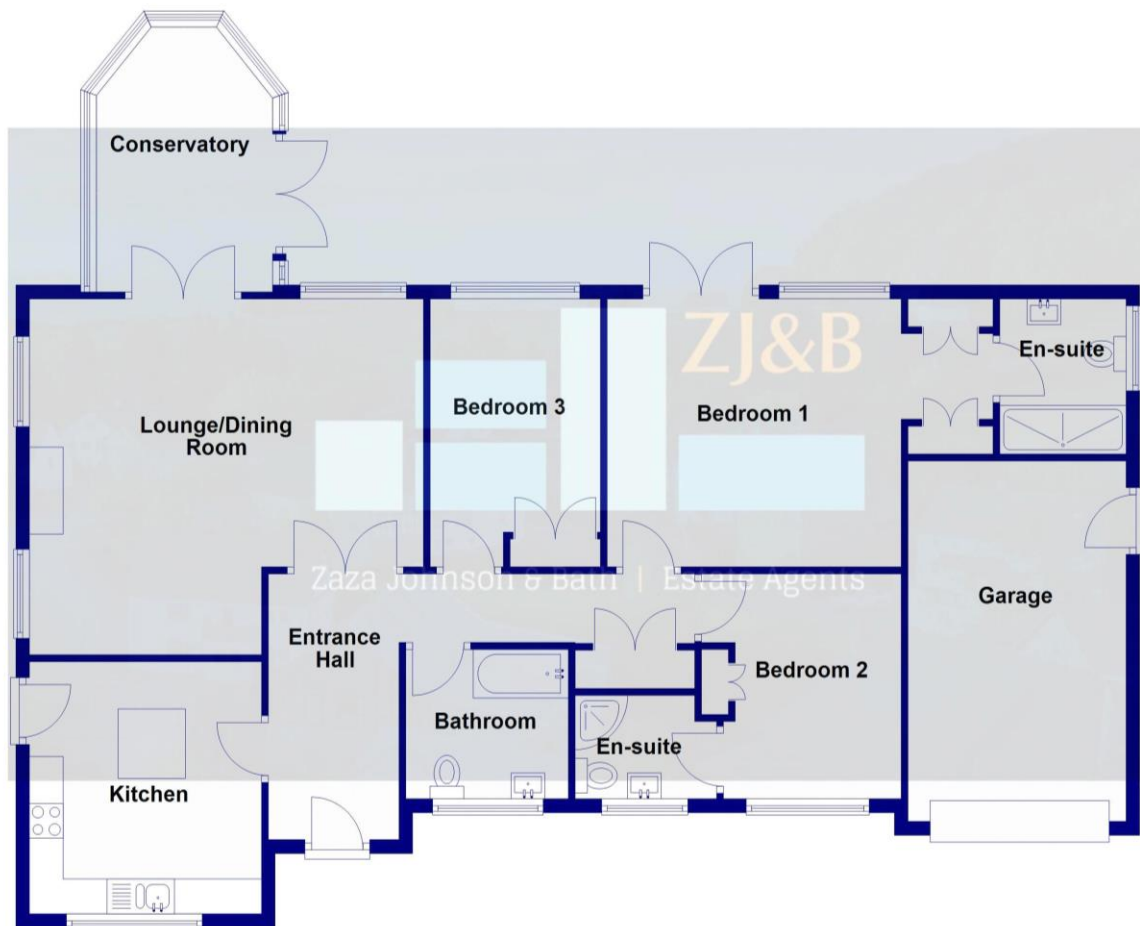
External - Front

The property is approached over a double-width tarmac driveway providing ample parking and access to Garage. Neat lawn to the front and side with paved pathway leading to the entrance door.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



Leeway, Pool Farm Lane, Hadnall, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

2 Pool Farm Lane Hadnall SHREWSBURY SY4 4ND	Energy rating C	Valid until: 27 October 2035 Certificate number: 9335-6020-2509-0308-4222
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Property type: Detached bungalow
 Total floor area: 120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

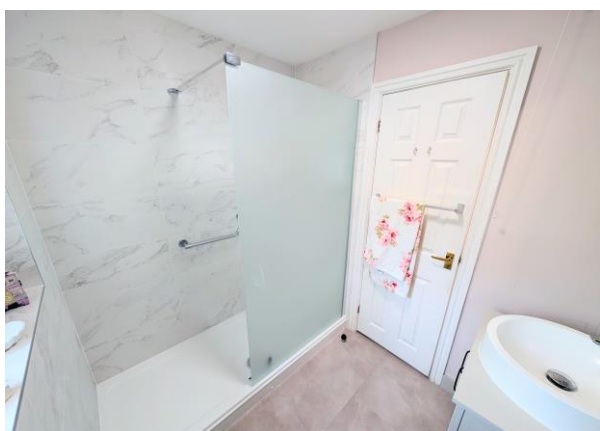
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage